

Key: 2363

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.273

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN JOSEPH M TR 423 TILDEN RD SCITUATE, MA 02066				27-1-7-0				423 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RYAN JOSEPH M TR				11/26/2021	F	100 56078-169					
RYAN JOSEPH M				05/18/2021	QS	600,000 54996-309					
MCCLELLAN WILLIAM & REGIN				08/28/2006	F	-100 33256-84					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1016	09/28/2022	3	ALTERATIONS	35,000	07/17/2023	JD	100	100
		7	OTHERS		06/28/2022	JD	100	100

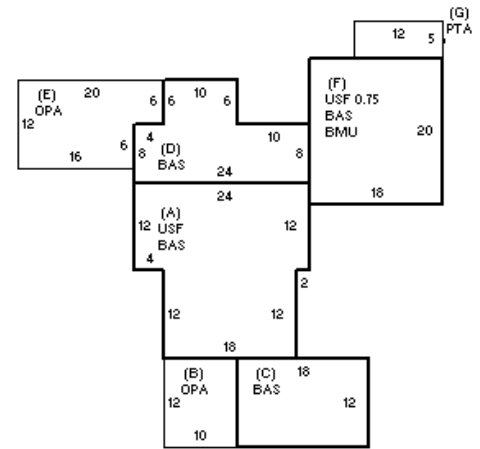
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,530	SC	1.00	100 1.00	396,000	1.55	100 1.00	R02	0.90		345,720

TOTAL	24,530 SF	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	345,700	331,800
Inf1	FACTOR 100		BUILDING	326,200	269,400		
Inf2	PHY 100		DETACHED	9,800	9,300		
			OTHER	0	0		
			<b>TOTAL</b>		<b>681,700</b>	<b>610,500</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	60 0.40	24X26	1910	624 34.69	8,700
SHF	A	1.00	40 0.60	14X10		140 13.34	1,100



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/17/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,106	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,332	1910	239.55	319,085
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	774	1910	217.85	168,614
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	336		51.50	17,304
				ROOF COVER	1	ASPH SHINGLES	1.00	F	BMU	N	BSMT UNFINISHED	360		63.15	22,734
				FLOOR COVER	24	COMB	1.00	G	PTA	N	PATIO	60		14.90	894
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	543,592
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	U
ELECT	A
EFF.YR/AGE	1966 / 56
COND	40 40%
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$326,200